

We want to hear from you.....

Atlanta BeltLine Inc. (ABI), an affiliate of the Atlanta Development Authority, is the entity tasked with planning and executing the implementation of the BeltLine in partnership with the BeltLine team including City of Atlanta Departments. Its functions include specifically defining the BeltLine plan; leading efforts to secure federal, state and local funding; continuing the BeltLine community engagement process; and serving as the overall project management office to execute the BeltLine plan, including the coordination of planning and execution activities with other City of Atlanta departments and managing all vendors and suppliers. Atlanta BeltLine Inc. is also responsible for tracking and reporting progress on the BeltLine to the Atlanta City Council, Atlanta Public Schools and Fulton County, the three taxing authorities that authorized the BeltLine TAD legislation in 2005.

UPCOMING EVENTS		July/August	
Date/Time	Meeting/Event	Location	
7/7/08 6:30pm-8:30pm	Northside Study Group Meeting	Piedmont Hospital- McRae Auditorium 1984 Peachtree Road NE	
7/9/08 6:00pm-8:00pm	Citywide Conversation on Affordable Housing (BeltLine Affordable Housing Board)	Trees Atlanta – 225 Chester Avenue	
7/10/08 6:00pm-8:00pm	BeltLine Quarterly Briefing	Atlanta Public Schools Auditorium 130 Trinity Avenue	
7/14/08 6:30pm-8:30pm	Southeast Study Group Meeting (BeltLine Affordable Housing Board)	Zoo Atlanta 800 Cherokee Ave. SW	
7/16/08 8:00am-12:00pm	Subarea 5 Office Hours (Freedom Parkway)	ABI – 86 Pryor Street	
7/16/08 1:00pm-6:00pm	Subarea 5 Office Hours (Freedom Parkway)	ABI – 86 Pryor Street	
7/17/08 6:30pm-8:30pm	Northeast Study Group Meeting	Hillside 690 Courtenay Dr. NE	
7/18/08 8:00am-12:00pm	Subarea 5 Office Hours (Freedom Parkway)	ABI -86 Pryor Street	
7/18/08 1:00pm-6:00pm	Subarea 5 Office Hours (Freedom Parkway)	ABI-86 Pryor Street	
7/21/08 8:00am-12:00pm	Subarea 5 Office Hours (Freedom Parkway)	ABI-86 Pryor Street	
7/21/08 1:00pm-6:00pm	Subarea 5 Office Hours (Freedom Parkway)	ABI - 86 Pryor Street	
7/22/08 8:30am-9:30am	ABI Board Meeting: Executive Committee	ABI – 86 Pryor Street	
7/22/08 11:00am-1:00pm	Tax Allocation District Advisory Committee Executive Committee Meeting	IBEW -501 Pulliam Street	
7/23/08 8:00am-12:00pm	Subarea 5 Office Hours (Freedom Parkway)	ABI – 86 Pryor Street	
7/23/08 1:00pm-6:00pm	Subarea 5 Office Hours (Freedom Parkway)	ABI – 86 Pryor Street	
7/24/08 6:30pm-8:30pm	Southwest Study Group Meeting (BeltLine Affordable Housing Advisory Board)	Atlanta Metro College, 1630 Metro Pkwy.	
7/28/08 6:30 pm-8:30pm	Westside Study Group Meeting (BeltLine Affordable Housing Advisory Board)	Hands on Atlanta – 600 Mean Street	
7/29/08 4:00pm-6:00pm	Tax Allocation District Advisory Committee	AGL Resources – 10 Peachtree Street	
8/04/08 6:30pm-8:30pm	Northside Study Group Meeting (BeltLine Affordable Housing Advisory Board)	Piedmont Hospital – McRae Auditorium 1984 Peachtree Road NE	
8/13/08 4:00pm-6:00pm	(BeltLine Affordable Housing Advisory Board)	ABI – 86 Pryor Street	
8/14/08 6:30pm-8:30pm	Northeast Study Group Meeting (BeltLine Affordable Housing Advisory Board)	Hillside 690 Courtenay Dr. NE	

Atlanta BeltLine, Inc. Board of Directors

Calvin "Cal" Darden
Chair of the Board, Atlanta BeltLine, Inc.
Atlanta Development Authority Appointee

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About the BeltLine

The BeltLine has the extraordinary potential to positively transform the City of Atlanta. The BeltLine will combine parks and greenspace, transit and trails, transportation and pedestrian access, affordable workforce housing and public art along 22 miles of historic rail segments that encircle the urban core.

The BeltLine will ultimately connect 45 neighborhoods.

As one of the most comprehensive economic development efforts ever undertaken in the City of Atlanta and the largest, most wide-ranging urban redevelopment currently underway in the U.S., the BeltLine will serve as a model of environmental sustainability, effective land use and historic preservation.

This Newsletter is produced by ABI/BLP



Message from the President and CEO:

Welcome to the first edition of the Atlanta BeltLine Inc. (ABI) Newsletter. This publication represents another tool in our commitment to inform all of our stakeholders about the successes, challenges and opportunities we face daily as we work to create the Atlanta BeltLine.

In case this is your first introduction to the BeltLine, let me briefly share the concept. The Atlanta BeltLine has the extraordinary potential to positively transform the city of Atlanta by combining parks and greenspace, transit and trails, transportation and pedestrian access, affordable workforce housing and public art along 22 miles of historic rail segments encircling the urban core; and ultimately connecting 45 neighborhoods.

As one of the most comprehensive economic development efforts ever undertaken in the City of Atlanta and the largest, most wide-ranging urban redevelopment currently underway in the United States, the BeltLine will serve as a model of environmental sustainability, effective land use and historic preservation.

The success of this ambitious 25 year project requires a commitment from those of us who are charged with managing the development of the BeltLine. But we cannot do it alone. Success requires a commitment to and partnership with you in the community. A commitment and partnership we welcome.

As we meet the opportunities and challenges of building the BeltLine, we seek your commitment. We invite you take note of and participate in the numerous opportunities for public involvement. We look forward to seeing you along the BeltLine!

Terri Montague



BELTLINE PROGRESS IS UNDERWAY

The BeltLine is moving forward and over the last two years significant progress has occurred in every quadrant of the BeltLine.

- **Southeast**
Boulevard Crossing Park-design underway -open to public 2010
Peoplestown Parks – land acquisition and Master Plan underway – open to public 2010
- **Southwest**
West End Trail – Phase I - open to public fall 2008
Enota Park – land acquisition underway – open to public 2010
- **Northeast**
North Avenue Park – Phase I - design underway – open to public 2009
Northeast Corridor Right –of-Way – 4.6 miles of land purchased
- **Northwest**
Westside Reservoir Park – Master Plan underway – Phase I – open to public 2010
Atlanta Memorial Trail –design underway –open to public 2009

BeltLine Affordable Housing Plans Advancing

“Understanding and appreciating the importance of BeltLine affordable housing”

One of the most critical and aggressive components of the BeltLine project is affordable housing. In fact, over the 25 year life of the project, the BeltLine will become one of the largest sources for affordable housing in Atlanta.

Terri Montague, president and CEO of ABI, says, “We are committed to developing BeltLine neighborhoods that can accommodate a full income spectrum of Atlanta’s households, from nurses and policemen to retail clerks and security guards and others. We will create an environment of households that are critical to a functioning economy and at the same time

facilitate more housing choice.” The BeltLine Affordable Housing Advisory Board (BAHAB) is charged to advise Atlanta BeltLine, Inc. (ABI) on strong policies and goals for the BeltLine Affordable Housing Trust Fund, both were created by Atlanta City Council legislation which also requires that 15% of each bond issuance go towards the trust fund. BAHAB comprised of local professionals and community development practitioners is currently working on a draft set of recommendations. Items under review include ownership and rental housing, equitable geographic distribution, preferences for certain types of individuals, such as the elderly,

disabled and civil servants.

The Trust Fund will operate within the existing affordable housing delivery system developed by the Mayor’s Task Force on Affordable Housing which supports mixed-income housing, locating housing near job centers and sustainable ("green") development.

You can get involved! There are opportunities over the next months to provide input including, the BeltLine Quarterly Briefing on July 10, the Northeast Study Group – July 17 and Westside Study Group on August 25. Visit our calendar of Upcoming Events for more details.

(CONTINUED ON PAGE 2)

BELTLINE PROGRESS IS UNDERWAY (CONTINUED)

Local projects totaling roughly \$270 million are underway.
ABI has worked with a variety of partners and programs to fund progress to date.

Partner(s)	Funding Source(s)	Project(s)
Dept. Parks Recreation / Watershed Management/BeltLine Partnership Trust for Public Land	Recreation Opportunity Bond Funds/Watershed Management/Capital Campaign Funds	Westside Reservoir Park
Dept. Parks Recreation/Watershed Management BeltLine Partnership / Private Development Trust for Public Land	Recreation Opportunity Bond Funds/Watershed Management/Capital Campaign Funds	North Avenue Park –Phase I
Dept. Parks Recreation	Recreation Opportunity Bond Funds	Enota Park, Boulevard Crossing Park, Peoplestown Parks
ABI	TAD Funds	Northeast Corridor Right-of-Way
PATH Foundation	Private Funds, Federal Funds	Atlanta Memorial Trail
PATH Foundation/Trees Atlanta	Capital Campaign, Federal Funds	West End Trail

TAD Bond Validation

In late May, Fulton County Superior Court validated the BeltLine Tax Allocation District (TAD) bonds. Having the bond validation paves the way for the first BeltLine bond issuance in September, pending final City Council approval. The bond issuance is expected to generate net proceeds of between \$90 and \$94 million. Fifteen percent of the bond proceeds will be allocated to the affordable housing trust fund. Transit initiatives, including right of way acquisition and key studies required to access federal funding are also expected to be high priority uses of the bond funding.

Understanding BeltLine Terminology

BeltLine Tax Allocation District (TAD) financing is the primary local funding source for the BeltLine and is expected to generate approximately \$1.7 billion of the total project cost of \$2.8 billion over 25 years.

The 6500-acre BeltLine TAD was created in 2005 after receiving overwhelming support from the community and votes of approval by the Atlanta City Council, the Atlanta Public School Board, and the Fulton County Commission. Importantly, TAD financing does not require a tax increase. It is a means of using future tax funds to pay for investment in the BeltLine now.

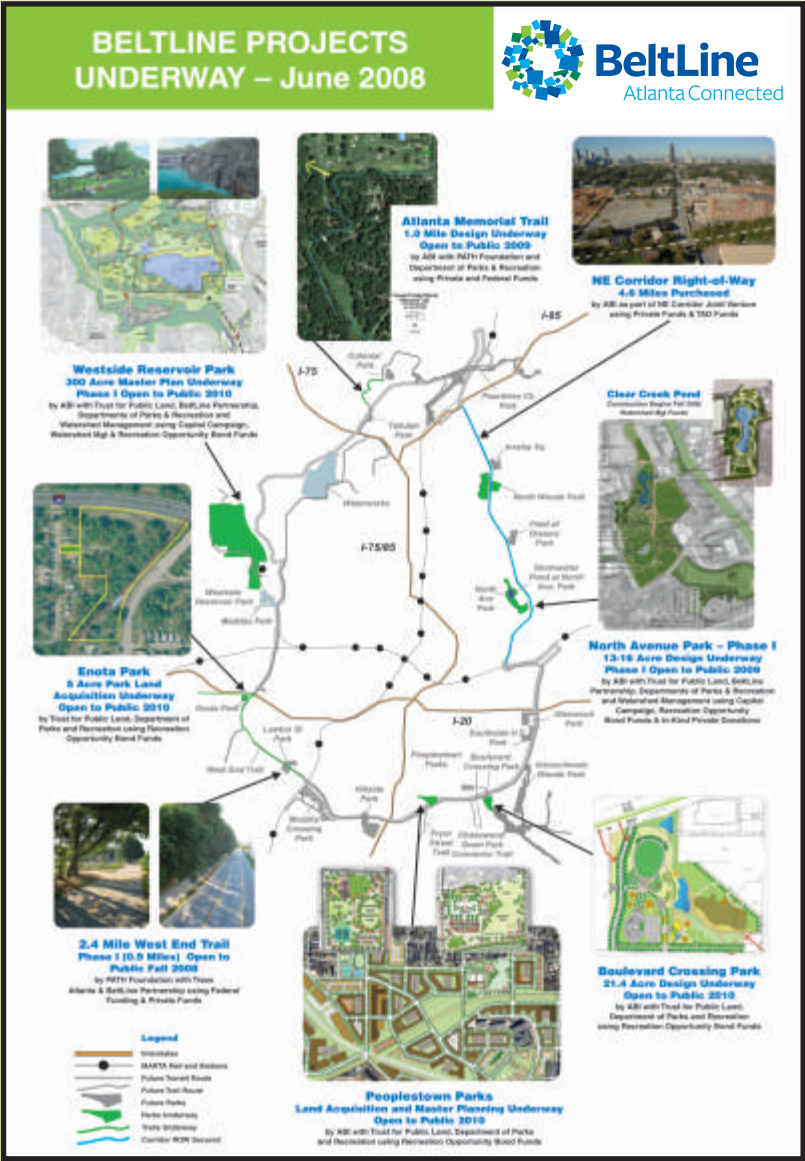
Tax Allocation District Advisory Committee (TADAC) is comprised of stakeholders from across the broad spectrum of Atlanta, community members representing the Atlanta neighborhoods and technical experts. The members posses in-depth experience in the area of parks and trails planning and development; transit planning and development; finance and business; complex project management; affordable housing; urban planning; arts and culture; historic preservation; green building principles and other subjects relevant to the BeltLine. TADAC's primary responsibilities are to:

- Make recommendations to ADA and the City on the issuance, allocation and distribution of tax allocation proceeds within the BeltLine Development Area;
- Monitor the effective and equitable distribution of the BeltLine Redevelopment Plan;
- Develop and implement a “decision making tool” to measure the impact of the BeltLine; and
- Conduct an independent review of the BeltLine's 5-year development plan.

BeltLine Affordable Housing Advisory Board (BAHAB) is comprised of a group of individuals with demonstrable experience in affordable housing related fields. Their purpose is to make policy recommendations to the ADA and City Council, monitor the availability and location of affordable housing, and coordinate with other affordable housing activities in the City of Atlanta.

Study Groups: There are five Study Groups (N, NE, SE, SW, W) that are designed to provide geographic and project specific input over the 25-year life of the BeltLine, including input into master planning, transit planning, etc.

Check here each month to learn more about BeltLine terms or visit the website for a complete glossary.



Welcome our new BeltLine Design Director

Fred Yalouris has joined the BeltLine team as the Director of Design. Yalouris is an accomplished, award-winning administrator with extensive experience in planning, project management, design management, open space planning, and contract management, coordination of public participation, park maintenance planning, property development, and revenue strategies. Fred will fill a critical role in the planning, design, coordination and management of BeltLine projects. His responsibilities include the conceptualization, prioritization and the planning/design of transportation corridors, transit systems, greenway, parks, streetscapes, signage and public art, as well as over site of a wide range of policy and planning studies and design competitions that support overall project implementation.

From 1997 until joining ABI, Yalouris managed all surface

restoration activities for the largest and most complicated public works project in America, commonly known as "The Big Dig" in Boston. The project involved over \$350 million in design and construction contracts involving over 340 acres of landscaped open space, including 46 parks, major shoreline restorations, several miles of urban streetscape (sidewalks, plazas, lighting, public facilities, etc.), 32 buildings, 24 public art projects, archaeology and historic preservation programs, and numerous contributions to the area's roadway, bicycle, pedestrian, and water transportation systems.

Fred previously served in teaching or leadership positions at Newbury College, Boston University, University of Massachusetts, and Harvard University. He is a graduate of Harvard College and of Oxford University.

The West End Trail Adds Value

The West End Trail is currently under construction, but the community is already beginning to enjoy it and is seeing the positive impact it will have on the neighborhood.

Brenda Arrington, who lives in the community and has been working with the neighborhood association for a number of years, is very pleased with the impact the trail is having on her community. She says she sees more people outside biking, walking, and running. It has given kids, families, runners, and bikers a place to get out of the house and enjoy their community. The trail has also been used as a short cut for people choosing to walk to the grocery store. Brenda recalls that the area was previously unsafe for pedestrians, as it was a four lane highway. And the new trail is attracting people from other areas of Atlanta to see it.

Trees Atlanta is continuing to plant new and different types of trees in Rose Circle Park and along the West End Trail. Arrington said that Trees Atlanta “has a lot of credibility within [her] community” in following through with proposed plans and making ideas turn into reality. She noted how important it is to educate our children about different kinds of trees and to make them available to the community for beautification and education.